

Request for Proposals: Agency Construction Management for the Gulf State Park Project

Published: November 25, 2014

Introduction

On behalf of the Governor of Alabama and the Alabama Department of Conservation and Natural Resources, the University of Alabama System is issuing a Request for Proposal (RFP) for Agency Construction Management services in relation to the development of a Lodge and Meeting Space, a Research & Education Center, an Interpretive Learning Center, and other park enhancements for Gulf State Park in Baldwin County, Alabama.

Narrative Overview

As one of Alabama's most cherished assets, Gulf State Park preserves more than 6,000 acres of coastal scenery and wildlife habitat on the historic Alabama Gulf Coast. Adjoining the cities of Orange Beach and Gulf Shores, the park features spectacular views of natural freshwater lakes, preserved wilderness areas, and white sand beaches along the Gulf of Mexico. It is a popular family destination for many residents within Alabama, the United States, and the world.

In 2004, Hurricane Ivan and in 2005, Hurricane Katrina caused major damage to both the park facilities and landscape. The storms devastated the park's woodlands, blowing down trees and inundating lowland areas with saltwater. Remediation efforts, including reforestation and prescribed burns to deal with the effects of these storms, have since been made. Also as a result of these storms, the park's beachfront lodge, inshore campgrounds, and pier were damaged or destroyed. A beach pavilion and education & recreational pier have subsequently been built.

To add to these setbacks, the Deepwater Horizon oil spill detrimentally affected the park's unique ecosystem, coastline, and the large number of visitors to the Alabama Gulf Coast. Scientists are still assessing the effects of the millions of gallons of oil that flooded into the Gulf after the explosion of BP's Deepwater Horizon oil rig.

While these events have created a need for revitalization and recovery, they also present a unique opportunity to define the future of Gulf State Park. It will need to be supportive of maintaining and expanding growth in visitors while preserving the resources that make the area inviting. A comprehensive approach to future development will allow for consideration of cost efficient solutions to any infrastructure issues and environmental restoration.

The Gulf State Park Enhancement Project has been proposed as an early restoration project of the Deepwater Horizon Oil Spill Natural Resource Damage Assessment process (<http://www.gulfspillrestoration.noaa.gov/restoration/early-restoration/phase-iii/>). This project would provide ecologically-sensitive enhancements to Gulf State Park, a 6,150-acre park located in Baldwin County, Alabama and operated by the Alabama Department of Conservation and Natural Resources. The project consists of five components:

- **Rebuilding the Gulf State Park Lodge and Conference Center** as a "green" overnight stay and meeting facility that will improve public access to the park's beaches, trails, freshwater ecosystems and other natural resources, as well as serve as a model of resilient, environmentally friendly coastal development. The reconstruction will occur within the footprint of the original lodge and conference center.
- **Ecological Restoration and Enhancement of Degraded Dune Habitat** to restore approximately 50 acres of dunes in the park through creation of sand movement corridors at strategic locations to allow for the natural buildup of dunes. Additionally, native vegetative plantings, possibly including sea oats, sand oats, or seaside bluestem, would be utilized to stabilize dunes and promote increased dune coverage.
- Building an **Interpretive Center** which would include meeting space and classrooms as well as indoor and outdoor exhibits devoted to promoting better public understanding of the valuable natural resource services provided by Alabama's coastal ecosystems.
- Building a **Research and Education Center** adjacent to the existing nature center in the park to expand the park's research and education programs and which would include classrooms and laboratories to support a year round program of K-12 environmental education.

- **Visitor Enhancements** which improve the visitor experience by expanding walking, cycling, or running opportunities in the park through construction of approximately 9.5 miles of new trails and approximately 3.5 miles of enhancements to existing park trails.

The Deepwater Horizon oil spill, and the associated response activities, resulted in the loss of a large number of beach, boating, and fishing visits to the Alabama Gulf Coast's natural resources. This project is designed to partially compensate for these losses by improving the public's access and enjoyment of the Gulf State Park's natural resources, enhancing public understanding of Alabama's valuable coastal ecosystems, and restoring degraded dune habitat in the park.

As components of the Gulf State Park Enhancement Project, the Lodge and Meeting Space, the Interpretive Center, the Research & Education Center, and Visitor Enhancements will become signature elements within a comprehensive plan for Gulf State Park. They all will play a strong supporting role in creating a Gulf State Park that realizes the overall vision statement for this revitalized state park:

Gulf State Park will be an international benchmark of economic and environmental sustainability demonstrating best practices for outdoor recreation, education, and hospitable accommodations.

Project Scope

Overview

The selected firm or team will provide Agency Construction Management services for the Lodge and Meeting Space, the Research & Education Center, the Interpretive Learning Center, and Visitor Enhancements of Gulf State Park. The Agency Construction Manager will provide the proper staffing to properly plan and advise the Gulf State Park Project Team ("GSPP Team") during the planning and design process. Services will include but not be limited to leading preconstruction efforts, constructability reviews, budget validations, cost management, scheduling, bidder prequalification's, developing bid packages, coordination of contract documents, and logistical planning. The Agency Construction Manager will work collaboratively with the GSPP Team and individual design teams to assist in developing low-impact, attractive, and resilient designs that are economically efficient and environmentally sensitive. The timing of these services will overlap with the creation of a Master Plan for Gulf State Park. The selected firm or team is expected to coordinate their efforts with the master planning team and design teams for each individual component.

During construction the Agency Construction Manager will provide proper on-site management, personnel, and coordination in a manner sufficient to ensure that all work is carried out properly. These services will include but not be limited to quality control for all aspects of work, managing daily documentation, developing monthly progress reports, conducting GSPP Team, Architect and Contractor meetings, conducting safety inspections, managing RFI submittals, progress billings, budget control, change order management, final billings, close out, and warranty.

The design is planned to be undertaken with the goal of certification under the LEED, SITES, Living Building, or similar environmental rating systems in order to minimize the facility's impact on the environment and establish it as a model for regionally appropriate coastal zone design. The selected Agency Construction Manager will work diligently to assist with refining a proposed facility program (Proposed Program below) in support of the Master Plan for Gulf State Park. The Agency Construction Manager will work with the selected design team or teams to assist with developing a design that results in a complete set of construction documents for the structures noted below.

Proposed Program

The current programs for the Lodge and Meeting Space, Interpretive Learning Center, and Research & Education Center, and Visitor Enhancements are described below:

For the **Lodge and Meeting Space**, an independent consulting firm is separately preparing a feasibility study. That study uses the following characteristics for the site and facility. These characteristics may be altered as a result of the feasibility study or the design process that results from this RFP. For the purposes of developing a response to this RFP, teams should assume:

- 350 rooms or suites
- Back of house, pre-function and meeting space for 1,500 people
- On-site parking for guests and visitors

- Full service lodge with associated amenities and services
- Full service restaurant that serves lodge guests and visitors
- National reservation system
- Certification under the LEED, SITES, Living Building, or similar environmental rating systems in order to minimize the facility's impact on the environment and establish it as a model for regionally appropriate coastal zone design

The program for the **Interpretive Learning Center** will include meeting space and classrooms as well as indoor and outdoor exhibits devoted to promoting better public understanding of the valuable natural resource services provided by Alabama's coastal ecosystems.

The **Research & Education Center** will be adjacent to the existing nature center in the park to expand the park's research and education capacity. The building will contain classroom and laboratory space for use by visiting scientists, scholars, and students.

Visitor Enhancements include 9.5 miles of new trails and approximately 3.5 miles of enhancements to existing park trails. The details of the enhancements will be developed during the ongoing design process and may expand the scope of this section.

Sites

The defined site for the **Lodge and Meeting Space** is a parcel located on a sandy beach on the Gulf of Mexico. (See Appendices A and B.) The site was previously occupied by a lodge and meeting space that was severely damaged during Hurricane Ivan in 2004 and Hurricane Katrina in 2005. Immediately adjacent to the site is the largest recreational & education pier on the Gulf of Mexico. The site is surrounded by environmentally sensitive areas.

The design of the **Lodge and Meeting Space** will consider a layout that incorporates low-impact and sustainable best practices resulting in a resilient facility that contributes to the environmental and economic sustainability of the project. It will also include pedestrian connections to Gulf State Park, interpretive facilities, the beach, and other visitor amenities within Gulf State Park. Those connections will be coordinated with the master planning team.

The **Interpretive Learning Center** is also located on a site located on a sandy beach on the Gulf of Mexico. (See Appendices A and B.) It will be located adjacent to the existing Beach Pavilion and parking lot. The site is surrounded by environmentally sensitive areas.

The **Research & Education Center** is approximately located adjacent to the existing nature center in the park on the north side of the freshwater Shelby Lake. The building site is surrounded by existing facilities including year-round camping sites, a recreation facility, pool, and other existing park amenities.

Visitor Enhancements will occur throughout the park and need to responsibly interact with a variety of geographic and ecologic conditions. (See Appendices A and B.)

Expectations

This RFP is for Agency Construction Management Services only and does not include responsibility for any design services.

The Agency Construction Manager that is engaged as a result of this RFP will be strictly prohibited from any Multi Prime or other construction related services for any component of the Gulf State Park Enhancement Project.

The firm will work with The University of Alabama System's Gulf State Park Project Team (GSPP Team). This team is acting on behalf of the Governor of Alabama and the Alabama Department of Conservation and Natural Resources to realize the stated vision for Gulf State Park. The process will be interactive and will require consistent, effective communication between the firm and client. **See this RFP's appendices for more information related to existing site conditions and the overall vision for Gulf State Park.**

Submittal

Content

- Introduction:

Provide a brief narrative describing your understanding of the project, your firm or team's perspective on it and any other information you would like to highlight.

- Professional Experience:

Firms or teams that respond to this RFP shall be licensed in the State of Alabama and are expected to have significant experience in the following areas. This list is not intended to be all-inclusive but instead demonstrates the breadth and type of experiences expected. Provide a narrative demonstrating your firm's experience with these items.

- Complex Construction Project Experience
- Construction Management Projects in excess of \$50MM
- Coastal and Resilient Projects and Practices
- Project Scheduling and Phasing
- Hospitality Construction
- Communications
- Construction Administration
- Preconstruction Management
- Low-Impact Design or comparable sustainable practices
- LEED, SITES, Living Building, or similar environmental rating systems
- Substantial Experience utilizing Multi Primes (*Separate Contractors contracting directly with the owner*) with the Agency Construction Manager not-at-risk process

- Firm or Team Description:

Provide a broad explanation and history of your firm or team. For team responses, in addition to the individual firm descriptions, describe any previous collaboration and note collaborative projects.

- Team Structure and Bios:

Describe and outline the project organizational structure for this project and provide bios for individual team members. At a minimum, identify the project manager, superintendent, preconstruction leader and project executive and the roles of each team member. Describe their relevant experience as well as their role on this project. It is expected that the project manager, superintendent, quality control manager, safety manager, and other required support staff will be on site full time and solely dedicated to this project for the duration of their respective responsibilities.

- Process Description:

Describe a potential approach that your firm or team may take to this project. Use this section as an opportunity to demonstrate your understanding of the project. Do NOT describe a standard process, but rather a customized preconstruction approach that results in the project achieving a design that reflects the existing conditions, goals, and vision for Gulf State Park and then successfully executing the construction. Explain how your firm or team would execute that approach and how your team structure supports that methodology. Illustrate your process using whatever method is appropriate including info-graphics and existing project examples.

- Fee Structure:

Provide a narrative outlining your suggested fee structure for this project. Prior to the final firm selection, the scope of work will be finalized and the fee structure negotiated.

- Project Examples:

Include a minimum of four (4) project examples that demonstrate your capacity and experience for the services requested. Select examples that address how you handled complex challenges in highly visible situations and identify individual team members that are also proposed for the Gulf State Park Project. Include references for each project with name and current contact information.

Additional Options to include:

- Building Information Modeling (BIM)

Provide information on your team members' experience with respect to the utilization and implementation of BIM on comparable projects. Provide an outline detailing company procedures for the BIM process

- Lean Construction

Provide information on your company's experience with Lean Construction practices including techniques and procedures employed to improve efficiency during construction of comparable projects. Include a list of projects where Lean practices have been utilized including examples of efficiencies gained in the process.

- Environmental Rating Programs

Provide information on your company's experience with LEED projects including a listing of recent LEED projects and identify accredited professional on staff. In addition, describe your company's experience with other environmental rating programs such as the Living Building Challenge, and SITES.

- Bonding / Financial

Provide the name of your bonding company and include name and contact information for your agent. Provide a letter from the surety showing your current bonding capacity. Indicate the A.M. Best rating for your surety and its status to do business in Alabama. Provide a copy of your latest financial statement including contact information for your primary banker.

Evaluation Criteria

- Demonstrated understanding of the scope of the project
- Previous experience with projects of similar complexity and scale
- Ability to clearly and completely explain a potential process for executing the services for an Agency Construction Manager
- Team composition and appropriate levels of experience
- Quality of RFP submittal and interview presentation

Format

Coil bound 8-1/2" x 11" – landscape or portrait format (There is a 12 page limitation on proposals not including appendices with project examples, references, and other supporting materials. Clarity through brevity and conciseness is expected in achieving a complete package.)
6 printed copies
1 digital pdf (CD or Flash Drive)

Send to

Cooper Shattuck
Attn: UA System GSPP
2200 Jack Warner Parkway, Suite 200
Tuscaloosa, Alabama 35401

Questions and Clarifications

Email questions to info@gsp.ua.edu
Subject line should read: Questions for GSPP Agency Construction Manager RFP
Questions and answers as well as clarifications will be posted to www.gulfstateparkproject.ua.edu
No phone calls please.

Project Schedule

| | |
|--------------------------------|-------------------------------------------------------------------|
| RFP Released: | November 25, 2014 |
| Deadline for RFP Submittal: | December 29, 2014 (received by close of business, not postmarked) |
| Firms selected for Interviews: | January |
| Interviews: | January (subject to change) |

Appendices

| | |
|----|---------------------------------|
| A: | Site Maps |
| B: | Current Project Commitments |
| C: | Gulf State Park Vision Document |

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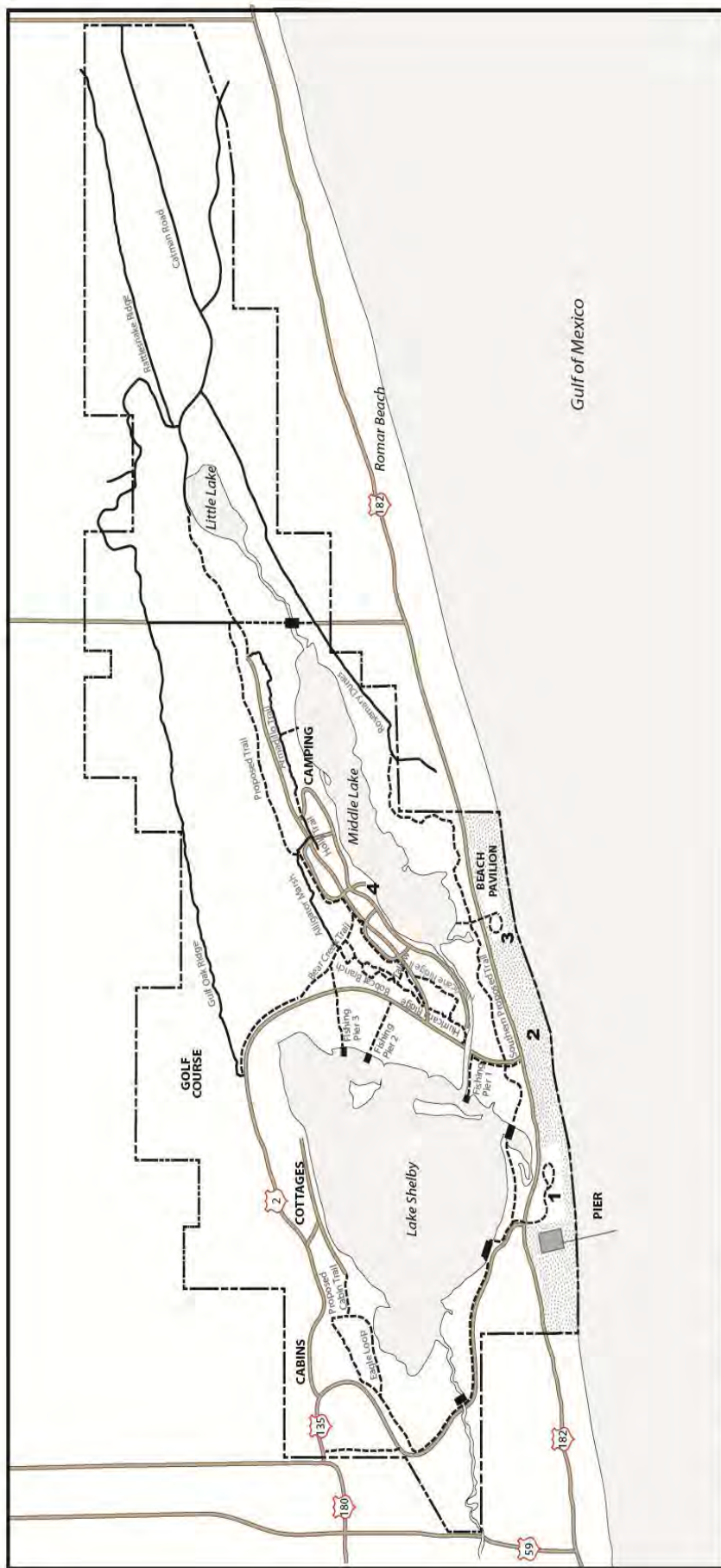
APPENDIX A: SITE MAPS

These maps are taken from the “Deepwater Horizon Oil Spill: Programmatic and Phase III Early Restoration Plan and Early Restoration Programmatic Environmental Impact Statement.”

The document may be found online at: <http://www.gulfspillrestoration.noaa.gov/restoration/early-restoration/phase-iii/>



Figure 11-9. Gulf State Park vicinity map.



Gulf State Park Project Locations

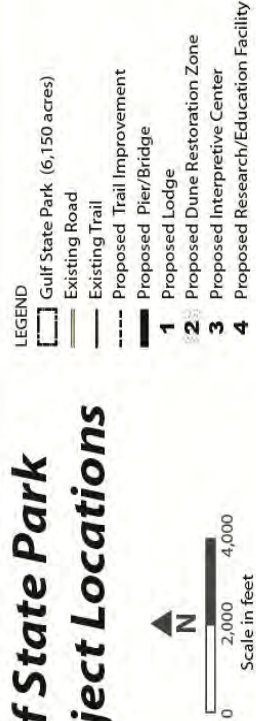


Figure 11-10. Project element locations.



Figure 11-21. Location of Alabama Beach Mouse critical habitat.



Figure 11-19. Water resources in the proposed project areas.



Figure 11-20. Jurisdictional wetlands in Gulf State Park.



Figure 11-13. Dune enhancement action area.

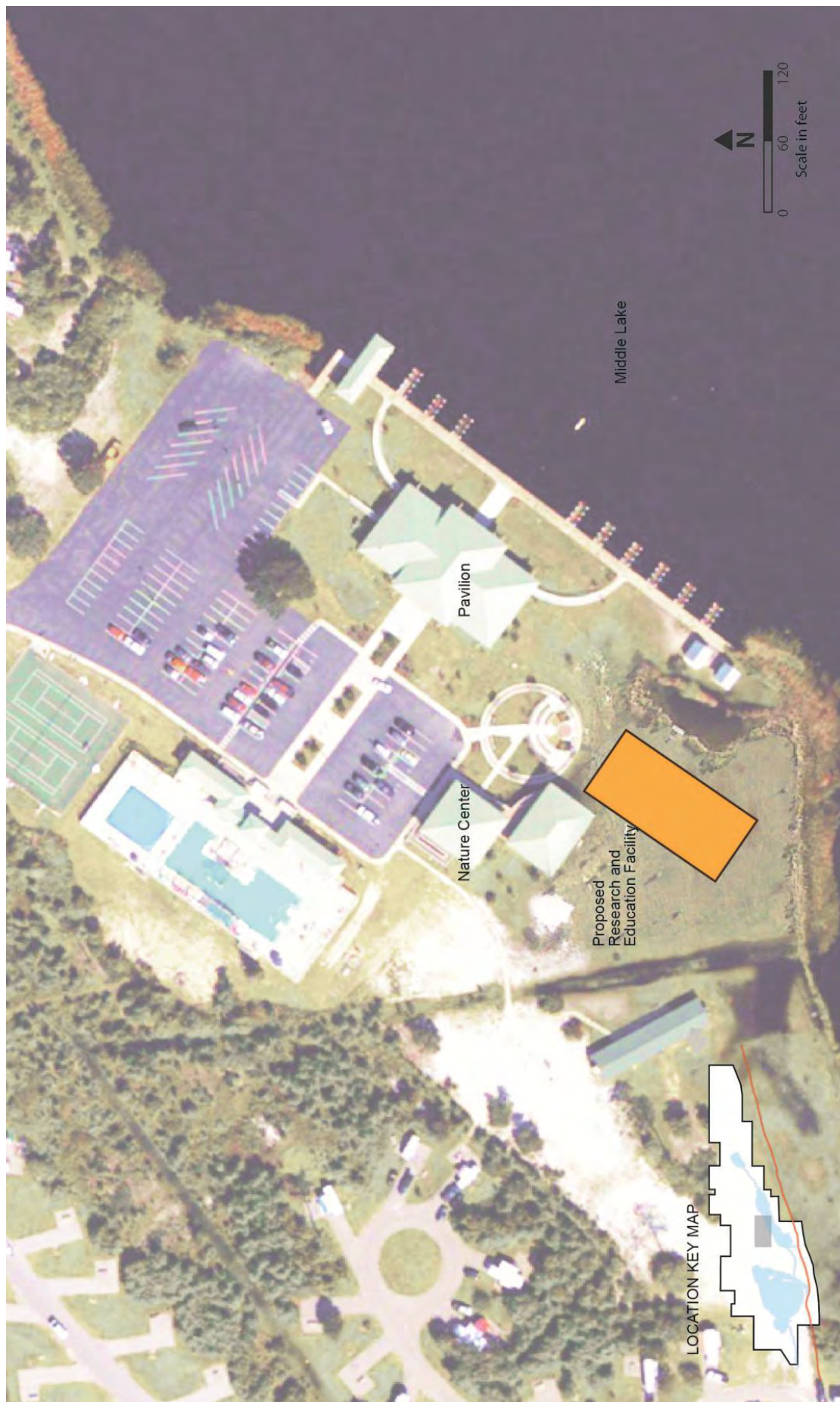


Figure 11-15. Gulf State Park Research and Education facility location.

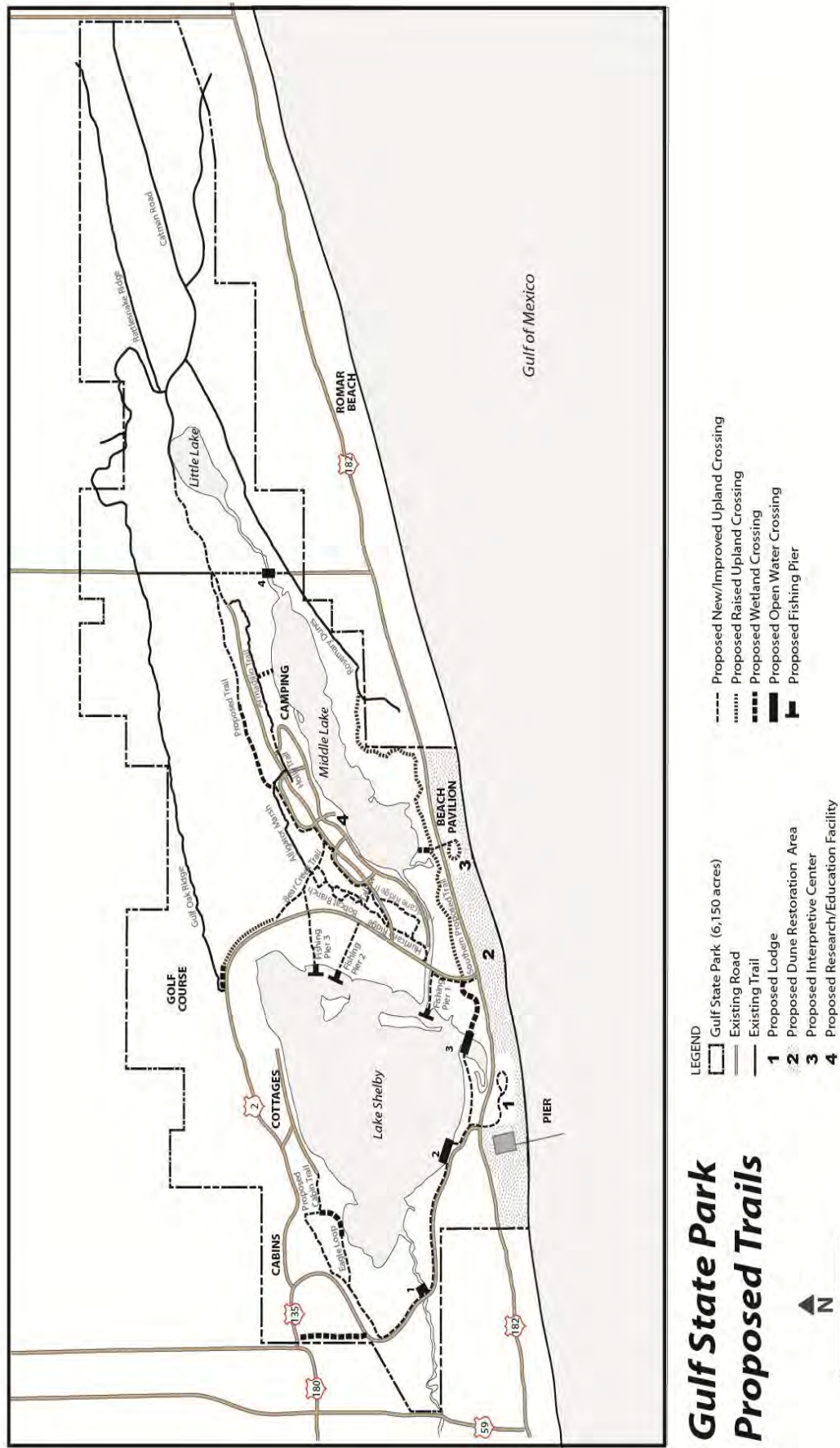


Figure 11-16. Trail locations.



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**APPENDIX B:
CURRENT PERMIT COMMITMENTS**

Current permit commitments can be found at www.alabamacoastalrestoration.org/nrdaSupportingDocumentation.aspx

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**APPENDIX C:
GULF STATE PARK VISION DOCUMENT**

(Download as separate file found at <http://www.gulfstateparkproject.ua.edu/rfp>.)